

Exhibit B – Findings for Approval
California Flats Solar Project

FINDINGS FOR APPROVAL

Environmental Determination

- A. The County, as a Responsible Agency, finds that the Final Environmental Impact Report (FEIR) previously certified by Monterey County on February 10, 2015, is adequate for the purposes of the County's compliance with CEQA for issuance of a Conditional Use Permit to improve an existing agriculture road and construct staging areas for construction operations (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.). The County also finds that no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified. Mitigation measures are proposed to reduce potentially significant impacts to a less than significant level as related to aesthetics; agricultural resources; air Quality; biological resources; cultural Resources; geological resources; greenhouse gas emissions/climate change; hazardous materials; hydrology/water Resources; land Use; noise; public services; transportation/circulation; and temporary housing impacts. Applicable mitigation measures as contained in the FEIR are and included as conditions of approval. A Statement of Overriding Considerations was determined necessary for significant and unavoidable (Class 1) impacts associated with Traffic and Air Quality associated with temporary construction activities and post-project decommissioning activities.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code, including provisions of Section 22.32.060 - Photovoltaic Generating Facilities.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the access road would not be accessible to the general public. In addition, numerous conditions are required relating to worker safety protection and neighborhood compatibility to address air quality, noise, hazardous materials, and traffic. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

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- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is the widening of an existing access road that would not conflict with existing activities along and served by the access road.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project. Project-generated traffic during the construction (and decommissioning) phase would result in the incremental increase of traffic on segment of SR 46 between SR 41 and Branch Road that currently operates at an unacceptable LOS E. This added traffic to an already congested roadway was identified in the Project EIR as a significant and unavoidable impact on traffic but it was not identified as a potentially significant impact related to safety. In addition, a number conditions are required to minimize traffic congestion and improve overall roadway safety. The affected agencies with oversight of the applicable roads and highways (i.e., Caltrans and County Public Works) have been consulted on potential impacts, and the means in which to provide for adequate safety and capacity needs during construction and operation have been included as part of the conditions of approval. The temporary traffic related impacts would be outweighed by the benefits of the project as discussed in Exhibit D. Long term operational impacts would be minimal because the project would generate very few trips once construction is complete.
- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because Phase I Cultural and Paleontological Resource Surveys have been prepared in consultation with tribal members and mitigation measures, including preparation of a monitoring plan, have been included as conditions of approval in Exhibit C.